

**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

W-02208A  
Pueblo Del Sol Water Company  
4226 Avenida Cochise, Suite 13  
Sierra Vista AZ 85635-0000

**RECEIVED**  
APR 28 2004  
AZ CORPORATION COMMISSION  
DIRECTOR OF UTILITIES

**ANNUAL REPORT**

**FOR YEAR ENDING**

12	31	2003
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FOR COMMISSION USE

Ann04	03
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## COMPANY INFORMATION

**Company Name (Business Name)** PUEBLO DEL SOL WATER COMPANY

**Mailing Address** 4226 AVENIDA COCHISE, SUITE 13

(Street)

SIERRA VISTA

(City)

AZ

(State)

85635

(Zip)

(520) 458-3742

Telephone No. (Include Area Code)

(520) 417-9309

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address** \_\_\_\_\_

**Local Office Mailing Address** SAME AS ABOVE

(Street)

(City)

(State)

(Zip)

Local Office Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address** \_\_\_\_\_

## MANAGEMENT INFORMATION

**Management Contact:** RICK COFFMAN

(Name)

**VICE PRESIDENT**

(Title)

4100 CANYON DEL FLORES

(Street)

SIERRA VISTA

(City)

AZ

(State)

85635

(Zip)

520 378-9344

Telephone No. (Include Area Code)

520 378-9575

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address** \_\_\_\_\_

**On Site Manager:** RICHARD DARLING

(Name)

4100 CANYON DEL FLORES

(Street)

SIERRA VISTA

(City)

AZ

(State)

85635

(Zip)

520 378-9344

Telephone No. (Include Area Code)

520 378-9525

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address** \_\_\_\_\_

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

**Statutory Agent:** PRENTICE HALL CORPORATION SYSTEM

(Name)

7037 N. 11TH STREET

(Street)

PHOENIX

(City)

AZ

(State)

85020

(Zip)

520 264-1771

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Attorney:** MARY GARNETT

(Name)

10900 WILSHIRE BLVD., SUITE 500

(Street)

LOS ANGELES

(City)

CA

(State)

90024

(Zip)

310 208-3636

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

### OWNERSHIP INFORMATION

Check the following box that applies to your company:

☐ Sole Proprietor (S)

☐ C Corporation (C) (Other than Association/Co-op)

☐ Partnership (P)

☐ Subchapter S Corporation (Z)

☐ Bankruptcy (B)

☐ Association/Co op (A)

☐ Receivership (R)

☐ Limited Liability Company

☒ Other (Describe) SUBSIDIARY OF PARENT CORPORATION: CASTLE & COOKE ARIZONA, INC.

### COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

☐ APACHE

☒ COCHISE

☐ COCONINO

☐ GILA

☐ GRAHAM

☐ GREENLEE

☐ LA PAZ

☐ MARICOPA

☐ MOHAVE

☐ NAVAJO

☐ PIMA

☐ PINAL

☐ SANTA CRUZ

☐ YAVAPAI

☐ YUMA

☐ STATEWIDE

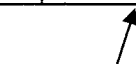
COMPANY NAME

PUEBLO SEL SOL WATER COMPANY

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	1,414		1,414
302	Franchises			
303	Land and Land Rights	1,778,724	205,412	1,573,312
304	Structures and Improvements	15,971	15,971	
307	Wells and Springs	925,792	142,831	782,961
311	Pumping Equipment			
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	371,328	286,811	84,517
331	Transmission and Distribution Mains	2,612,948	2,336,034	276,914
333	Services	274,530	143,873	130,657
334	Meters and Meter Installations	160,418	150,029	10,389
335	Hydrants	123,089	108,078	15,011
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	116,453	61,048	55,405
340	Office Furniture and Equipment	68,494	51,144	17,350
341	Transportation Equipment	116,493	114,414	2,079
343	Tools, Shop and Garage Equipment	3,890	3,890	
344	Laboratory Equipment			
345	Power Operated Equipment	251,088	240,750	10,338
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant	(941,731)	(807,659)	(134,072)
	<b>TOTALS</b>	<b>5,878,901</b>	<b>3,052,627</b>	<b>2,826,274</b>

This amount goes on the Balance Sheet Acct. No. 108



COMPANY NAME

PUEBLO DEL SOL WATER COMPANY

**CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR**

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization	1,414		
302	Franchises			
303	Land and Land Rights	1,778,724	4%	65,696
304	Structures and Improvements	15,971		
307	Wells and Springs	925,792	1%	13,657
311	Pumping Equipment			
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	371,328	4%	14,684
331	Transmission and Distribution Mains	2,612,948	5%	127,806
333	Services	274,530	7%	19,103
334	Meters and Meter Installations	160,418	5%	8,129
335	Hydrants	123,089	6%	7,410
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	116,453	6%	6,907
340	Office Furniture and Equipment	68,494	10%	6,897
341	Transportation Equipment	116,493	8%	8,797
343	Tools, Shop and Garage Equipment	3,890		
344	Laboratory Equipment			
345	Power Operated Equipment	251,088	1%	2,499
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant	(941,731)		
	<b>TOTALS</b>	<b>5,878,901</b>		<b>281,586</b>

This amount goes on Comparative Statement of Income and Expense \_\_\_\_\_  
Acct. No. 403.

COMPANY NAME

PUEBLO DEL SOL WATER COMPANY

**BALANCE SHEET**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	<b>ASSETS</b>		
	<b>CURRENT AND ACCRUED ASSETS</b>		
		\$ 12,368	\$ (26,164)
131	Cash		
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable	155,665	169,649
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	<b>TOTAL CURRENT AND ACCRUED ASSETS</b>	\$ 168,033	\$ 143,485
	<b>FIXED ASSETS</b>		
		\$ 4,789,322	\$ 5,878,902
101	Utility Plant in Service		
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	(2,747,694)	(3,052,627)
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	<b>TOTAL FIXED ASSETS</b>	\$ 2,041,629	\$ 2,826,275
	<b>TOTAL ASSETS</b>	\$ 2,209,662	\$ 2,969,760

**NOTE:** The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

**BALANCE SHEET (CONTINUED)**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	<b>LIABILITIES</b>		
	<b>CURRENT LIABILITES</b>		
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies	(3,977,149)	(4,116,360)
235	Customer Deposits	359,382	362,525
236	Accrued Taxes	1,293,343	1,555,796
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities	1,850,724	2,073,934
	<b>TOTAL CURRENT LIABILITIES</b>	\$ (473,700)	\$ (124,105)
	<b>LONG-TERM DEBT (Over 12 Months)</b>		
224	Long-Term Notes and Bonds	\$	\$
	<b>DEFERRED CREDITS</b>		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	<b>TOTAL DEFERRED CREDITS</b>	\$	\$
	<b>TOTAL LIABILITIES</b>	\$ (473,700)	\$ (124,105)
	<b>CAPITAL ACCOUNTS</b>		
201	Common Stock Issued	\$ 1,630,000	\$ 1,630,000
211	Paid in Capital in Excess of Par Value	(2,925,060)	(2,925,060)
215	Retained Earnings	3,978,422	4,388,925
218	Proprietary Capital (Sole Props and Partnerships)		
	<b>TOTAL CAPITAL</b>	\$ 2,683,361	\$ 3,093,865
	<b>TOTAL LIABILITIES AND CAPITAL</b>	\$ 2,209,662	\$ 2,969,760

**COMPANY NAME** PUEBLO DEL SOL WATER COMPANY

**COMPARATIVE STATEMENT OF INCOME AND EXPENSE**

<b>Acct. No.</b>	<b>OPERATING REVENUES</b>	<b>PRIOR YEAR</b>	<b>CURRENT YEAR</b>
461	Metered Water Revenue	\$ 1,600,693	\$ 1,689,112
460	Unmetered Water Revenue		
474	Other Water Revenues	13,482	14,854
	<b>TOTAL REVENUES</b>	\$ 1,614,175	\$ 1,703,966
	<b>OPERATING EXPENSES</b>		
601	Salaries and Wages	\$ 207,536	\$ 240,196
610	Purchased Water		
615	Purchased Power		
618	Chemicals		
620	Repairs and Maintenance	22,733	19,847
621	Office Supplies and Expense	272,179	287,008
630	Outside Services	7,528	25,645
635	Water Testing		
641	Rents	17,241	18,855
650	Transportation Expenses	135	2,898
657	Insurance – General Liability	4,855	5,213
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense	55,567	56,023
403	Depreciation Expense	266,473	281,586
408	Taxes Other Than Income		
408.11	Property Taxes	89,756	93,739
409	Income Tax	241,261	262,453
	<b>TOTAL OPERATING EXPENSES</b>	\$ 1,185,266	\$ 1,293,463
	<b>OPERATING INCOME/(LOSS)</b>	\$	\$
	<b>OTHER INCOME/(EXPENSE)</b>		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	<b>TOTAL OTHER INCOME/(EXPENSE)</b>	\$	\$
	<b>NET INCOME/(LOSS)</b>	\$ 428,908	\$ 410,503



**COMPANY NAME** PUEBLO DEL SOL WATER COMPANY

**SUPPLEMENTAL FINANCIAL DATA**  
**Long-Term Debt**

	<b>LOAN #1</b>	<b>LOAN #2</b>	<b>LOAN #3</b>	<b>LOAN #4</b>
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End                      \$ 323,806

Meter Deposits Refunded During the Test Year                      \$ 51,842

**COMPANY NAME** PUEBLO DEL SOL WATER COMPANY

## WATER COMPANY PLANT DESCRIPTION

### WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (Gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
55-623583	125	500	6.01	16	8	1972
55-623582	150	600	7.95	16	8	1974
55-623581	200	880	6.50	16	8	1973

- Arizona Department of Water Resources Identification Number

### OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
N/A		

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
60	1	482	46
20	4		

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
500,000	2	5,000	1
250,000	1		
1,000,000	1		

**COMPANY NAME** PUEBLO DEL SOL WATER COMPANY

**WATER COMPANY PLANT DESCRIPTION (CONTINUED)**

**MAINS**

Size (in inches)	Material	Length (in feet)
2	PVC, STEEL	4,121
3	N/A	
4	PVC, STEEL, Iron	25,917
5	N/A	
6	PVC, STEEL, IRON	146,655
8	PVC, STEEL, IRON	117,223
10	PVC, STEEL, IRON	7,196
12	PVC, STEEL, IRON	71,820

**CUSTOMER METERS**

Size (in inches)	Quantity
5/8 X 3/4	4,150
3/4	N/A
1	16
1 1/2	2
2	19
Comp. 3	N/A
Turbo 3	N/A
Comp. 4	N/A
Tubo 4	N/A
Comp. 6	N/A
Tubo 6	N/A
Turbo 5	1

For the following three items, list the utility owned assets in each category.

**TREATMENT EQUIPMENT:**

N/A

**STRUCTURES:**

N/A

**OTHER:**

N/A

COMPANY NAME: PUEBLO DEL SOL WATER COMPANY

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2003

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD	GALLON PUMPED (Thousands)
JANUARY	3,902	28,277,485	29,212
FEBRUARY	3,917	27,580,894	27,733
MARCH	3,929	24,733,231	25,758
APRIL	3,970	37,626,031	39,452
MAY	4,003	45,794,134	50,750
JUNE	4,017	47,430,893	53,506
JULY	4,040	52,501,298	58,826
AUGUST	4,053	44,733,429	49,815
SEPTEMBER	4,039	38,900,816	40,619
OCTOBER	4,049	38,038,484	39,488
NOVEMBER	4,044	34,150,364	35,629
DECEMBER	4,084	26,915,044	28,097
TOTAL		N/A	478,885

Is the Water Utility located in an ADWR Active Management Area (AMA)?

( ) Yes (x) No

Does the Company have An ADWR Gallons Per Capita Per Day (GPCPD) requirement?

( ) Yes (x) No

If yes, provide the GPCPD amount: N/A

What is the level of arsenic for each well on your system. < 0.0050 mg/l  
(If more than one well, please list each separately) All 3 Wells

*Note: If you are filing for more than one system, please provide separate data sheets for each system.*

COMPANY NAME PUEBLO DEL SOL WATER COMPANY

YEAR ENDING 12/31/2003

**PROPERTY TAXES**

Amount of actual property taxes paid during Calendar Year 2003 was: \$ 91,748

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**YEAR ENDING 12/31/2003**

For this reporting period, provide the following:

State Taxable Income Reported	672,956
Estimated or Actual State Tax Liability	74,025

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances \_\_\_\_\_  
 Amount of Gross-Up Tax Collected \_\_\_\_\_  
 Total Grossed-Up Contributions/Advances \_\_\_\_\_

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

## CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

**SIGNATURE**

DATE \_\_\_\_\_

**TOM WEBDELL**

## CONTROLLER

PRINTED NAME

# TITLE

**VERIFICATION  
AND  
SWORN STATEMENT  
Intrastate Revenues Only**

**RECEIVED**

APR 28 2004

**ARIZONA CORPORATION COMMISSION  
DIRECTOR OF UTILITIES**

**VERIFICATION**

**STATE OF \_\_\_\_\_  
I, THE UNDERSIGNED  
OF THE**

COUNTY OF (COUNTY NAME)	COCHISE COUNTY
NAME (OWNER OR OFFICIAL) TITLE	TOM WEBDELL, CONTROLLER
COMPANY NAME	PUEBLO DEL SOL WATER COMPANY

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION**

**FOR THE YEAR ENDING**

MONTH	DAY	YEAR
12	31	2003

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2003 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 1,835,558


(THE AMOUNT IN BOX ABOVE  
INCLUDES \$ 131,592  
IN SALES TAXES BILLED, OR COLLECTED

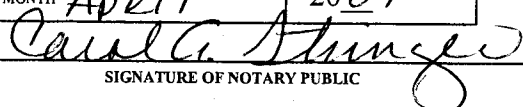
**\*\*REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)**

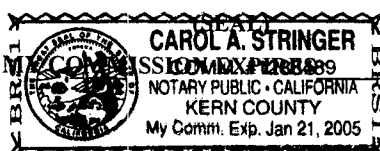
**SUBSCRIBED AND SWORN TO BEFORE ME**

**A NOTARY PUBLIC IN AND FOR THE COUNTY OF**

**THIS 15th DAY OF**

  
\_\_\_\_\_  
SIGNATURE OF OWNER OR OFFICIAL  
661 664-6500  
\_\_\_\_\_  
TELEPHONE NUMBER

COUNTY NAME <u>Kern</u>	
MONTH <u>April</u>	20 <u>04</u>
 _____ SIGNATURE OF NOTARY PUBLIC	



1-21-05

VERIFICATION  
AND  
SWORN STATEMENT  
RESIDENTIAL REVENUE  
INTRASTATE REVENUES ONLY

**RECEIVED**

APR 28 2004

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

(COUNTY NAME) <b>COCHISE COUNTY</b>	
NAME (OWNER OR OFFICIAL) <b>TOM WEBDELL</b>	TITLE <b>CONTROLLER</b>
COMPANY NAME <b>PUEBLO DEL SOL WATER COMPANY</b>	

**ARIZONA CORPORATION COMMISSION  
DIRECTOR OF UTILITIES**

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH <b>12</b>	DAY <b>31</b>	YEAR <b>2003</b>
--------------------	------------------	---------------------

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2003 WAS:

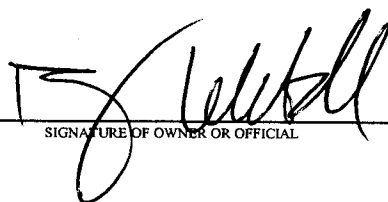
ARIZONA INTRASTATE GROSS OPERATING REVENUES

\$ 1,595,868

(THE AMOUNT IN BOX AT LEFT  
INCLUDES \$ 118,432

IN SALES TAXES BILLED, OR COLLECTED

\*RESIDENTIAL REVENUE REPORTED ON THIS PAGE  
MUST INCLUDE SALES TAXES BILLED.

  
\_\_\_\_\_  
SIGNATURE OF OWNER OR OFFICIAL

SUBSCRIBED AND SWORN TO BEFORE ME

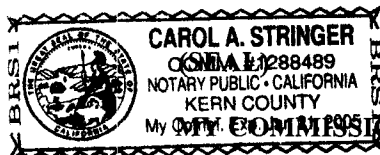
A NOTARY PUBLIC IN AND FOR THE COUNTY OF

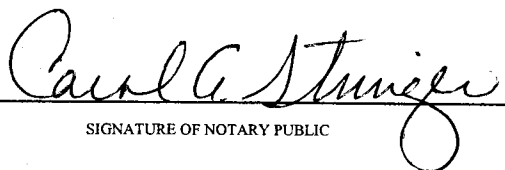
THIS

15th

DAY OF

NOTARY PUBLIC NAME <b>Kern</b>	
COUNTY NAME	
MONTH <b>April</b>	20 <b>04</b>



X   
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC